

BOARD OF ZONING APPEALS AGENDA OCTOBER 26, 2016

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **October 26, 2016**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

S.E. Williams JARED J. GARTH & JOHANNA GARTH, SP 2016-DR-070
Withdrawn

9:00 A.M. CLIFTON POINT LLC, VC 2016-SP-012 Appl. under Sect. 18-401 of the Zoning Ordinance to permit dwelling height greater than 35.0 ft. Located at 12242 Clifton Point Dr., Clifton, H. Eddy 20124, on approx. 5.22 ac. of land zoned R-C, WS. Springfield District. Tax Map 86-3 Withdrawn ((14)) 6.

Public Hearings

9:00 A.M. JONATHAN & JULIA NATHAN, SP 2016-PR-056 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition (deck with pergola) 19.7 ft. from a rear lot line. Located at 9315 Coronado Ter., H. Eddy Fairfax, 22031, on approx. 20,119 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((12)) 40. (Admin. moved from 9/14/16 due to Notices.) Approved

9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map 18-4 ((5)) 1, 2, and 3. (Admin. moved from 6/15/16 at appl. req.) (Deferred from 7/13/16.) H. Eddy Approved (Continued from 9/14/16 and 9/21/16.)

- 9:00 A.M. BRUCE T. AND HELEN J. BIGGS, SP 2016-PR-052 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 ft. from a side lot line and 3.3 ft. from a rear lot line; and to permit a reduction in certain yard requirements to allow the construction of an addition 6.0 ft. from a side lot line. Located at 2416 Jackson Pkwy., Vienna, 22180, on approx. 10, 988 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 105. *(Deferred from 9/14/16 at appl. req.)*
- E.M. Haley
Approved
- 9:00 A.M. SADIA JAVED/CREATIVE KIDS DAYCARE LLC, SP 2016-HM-071 Appl. under Sect(s). 3-303 and 8-914 of the Zoning Ordinance to permit a home child care facility, and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.0 ft. from a side lot line and 2.3 ft. from a rear lot line. Located at 12001 Heather Down Dr., Herndon, 20170, on approx. 14,869 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((23)) 2.
- E.M. Haley
Approved
- 9:00 A.M. JACOB GRAMLICH AND HILLARY GRAMLICH, SP 2016-PR-075 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 6.0 ft. from a side lot line. Located at 2410 Garnett Ct., Vienna, 22180, on approx. 14,678 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 222.
- E.M. Haley
Approved
- 9:00 A.M. DEYI S. AWADALLAH, VC 2016-MA-009 Appl. under Sect. 18-401 of the Zoning Ordinance to permit the construction of a two-story dwelling 8.0 ft. from one side lot line and 8.5 ft. from the other side lot line; and to permit a deck 10.0 ft. from a side lot line. Located at 6453 Holyoke Dr., Annandale, 22003, on approx. 9,504 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((6)) 33. *(Decision Deferred from 10/19/16.)*
- S.E. Williams
Approved
- 9:00 A.M. RICHARD A. WILLIAMS/LORI A. WILLIAMS, SP 2016-SU-077 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5847 Saddle Downs Pl., Centreville, 20120, on approx. 40,537 sq. ft. of land zoned R-C (Cluster), WS. Sully District. Tax Map 53-1 ((6)) 15.
- S.E. Williams
Approved
- 9:00 A.M. JARED J GARTH & JOHANNA GARTH, VC 2016-DR-010 Appl. under Sect. 18-401 of the Zoning Ordinance to permit an accessory storage structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6885 Melrose Dr., McLean, 22101, on approx. 16,650 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (M) 4A.
- S.E. Williams
Deferred to 1/25/17 at appl. req.
- 9:00 A.M. McLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded an existing vehicle repair garage established prior to the 1978 Zoning Ordinance and is operating a vehicle major service establishment without special exception approval on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain Bridge Rd., McLean, 22101, on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. *(Admin. moved from 3/30/16 and 5/25/16 at appl. req.) (Deferred from 8/10/16 due to meeting cancellation.) (Continued from 9/14/16.)*
- L. Johnson
Upheld-
In-Part
(Overturned with regard to Lot 29)

JOHN F. RIBBLE III, CHAIRMAN